

TOWN OF BUCKEYE, ARIZONA
MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD

NOVEMBER 23, 2004

CALL TO ORDER

Chair Hawley called the meeting to order at 7:00 p.m.

ROLL CALL

2. ROLL CALL

Board Members Present: Chair John Hawley, Vice-Chair Bill Raney, Annette Napolitano, Earl Warren, Carol Kempiaik, Jim Zwerg, Ruben Jimenez, Tana Wrublik

Board Members Absent: Alternate-Dave Rioux

Council Member Presents: Chris Urwiller

Staff Present: Larry Harmer, Denise Lacey, Ian Dowdy, Scott Zipprich, Bob Costello, Scott Rounds and Connie Meadows

APPROVAL OF MINUTES

Chair Hawley asked for a motion to approve the minutes of the November 9, 2004, Regular Meeting. Vice Chair Raney made a motion to approve the minutes of the November 9, 2004 Regular Meeting, seconded by Member Jimenez. The motion passed unanimously.

WITHDRAWALS / CONTINUANCES / OLD BUSINESS: NONE

NEW BUSINESS:

5A. Case No. A04-23: LeRoyThatcher Annexation

Request by LeRoy Thatcher, for the Annexation of approximately one acre as generally located west of Rainbow Road and north of Lower Buckeye Road (2433 South 227th Avenue) into the Town of Buckeye. Mr. Thatcher presented the annexation request to the Board. Member Napolitano made a motion to recommend approval of A04-23. The motion was seconded by Member Warren. The motion passed unanimously.

5B. Case No. A04-24: Cowley Companies Annexation

Request by Kevin Whitenack representing Cowley Companies, for the Annexation of approximately 125 acres as generally located south of I-10 and east of Wilson Road into the Town of Buckeye. Mr. Whitenack of Cowley Companies presented the annexation request to the Board. Vice Chair Raney made a motion to recommend approval of A04-24. The motion was seconded by Member Kempiaik. The motion passed unanimously.

5C. Case No. RZ04-373: Cowley Companies Rezoning

Request by Kevin Whitenack, Cowley Companies, for the Rezoning of approximately 125 acres generally located at the southeast corner of I-10 and Wilson Road from R-43, Maricopa County, to 30 acres of Commercial Center, 19 acres General Commerce and 76 acres Planned Residential. Mr. Whitenack of Cowley Companies presented the rezone request to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to continue RZ04-373 to the next Development meeting on December 14, 2004, in order to allow applicant time to produce information on the proposed intersection of Watson and I-10. The motion was seconded by Member Warren. The motion passed unanimously.

5D. Case No.: SP04-258: Tri Ad Steel Site Plan

Request by Gary Stowe, representing Tri Ad Steel, for site plan approval for a steel fabrication operation on approximately 10 acres of land located at the southeast corner of Baseline Road and Turner Road. Gary Stowe on behalf of Tri Ad Steel gave a description of the project and land use. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Vice Chair Raney made a motion to approve SP04-258 with an amendment to stipulation "p" to read as follows: Developer shall provide a traffic analysis prepared by a registered traffic engineer, or other study determined appropriate by the Town of Buckeye Engineering Staff, to determine the need for left or right turn lanes on Turner Road or Baseline Road. Turn lanes recommended by the analysis shall be constructed along with the site improvements. The motion was seconded by Member Warren. The motion passed unanimously.

5E. Case No.: PP04-388: Verrado Preliminary Plat

Request by Biskind, Hunt & Taylor representing DMB for preliminary plat approval of Verrado Parcel 4.623 located west of Acacia Way and north of Lost Creek Wash. This subdivision proposes 34 single-family lots on approximately 14.45 acres. Jill Kusy of Biskind, Hunt & Taylor presented the project to the Board. Bob Costello commented on fire access and spoke of the "Tiller Truck" which will be utilized in emergency situations for this subdivision. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to approve PP04-388. The motion was seconded by Member Zwerg. The motion passed unanimously.

5F. Case No.: PP04-344: Verrado Preliminary Plat

Request by Biskind, Hunt & Taylor representing DMB for preliminary plat approval of Verrado Parcels 4.802, 4.803, 4.804, 4.805, 4.806, 4.807, 4.808, 4.809, 4.810 & 4.811 located within Verrado Planning Unit IV, north of Thomas Road and east of Verrado way. This subdivision proposes 457 single-family lots on approximately 95.73 acres. Jill Kusy of Biskind, Hunt & Taylor presented the project to the Board. There was discussion regarding density. Bob Costello commented on fire access to the proposed project. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to approve PP04-344 with three additional stipulations to read as follows: Stipulation "L", Residential homes in Parcel 4.805 shall be constructed with an approved fire sprinkling system. Stipulation "M", Two (2) points of emergency access for private alleys shall be provided. Stipulation "N" Within Parcel 4.805, stand pipe shall be required. All stand pipe and fire hydrant locations shall be reviewed and approved by the Town Fire Marshall prior to the issuance of a building permit. The motion was seconded by Member Zwerg. The motion passed unanimously.

6. COMMENTS FROM THE PUBLIC: None

REPORT FROM STAFF:

Staff reported that the next Development Board meeting would be December 14, 2004.

REPORT FROM THE DEVELOPMENT BOARD: Vice Chair Raney announced his resignation from the Board. Vice Chair Raney stated this to be his last meeting.

ADJOURNMENT:

Chair Hawley asked for a motion to adjourn the meeting. Member Napolitano made a motion to adjourn the meeting. Member Warren seconded the motion. The Meeting adjourned at 8:10 p.m.

John Hawley, Chair

ATTEST:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 23rd day of November, 2004. I further certify that the meeting was duly called and that a quorum was present.

Larry Harmer, Secretary